090.0	0004	0023.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,870,000 / 1,870,000
					USE VALUE:	1,870,000 / 1,870,000
					ASSESSED:	1,870,000 / 1,870,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
46		CANDIA ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SCHIPKE ALFRED & DIANNA L
Owner 2:	
Owner 3:	
Street 1:	46 CANDIA ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SCHIPKE ALFRED -
Owner 2:	-
Street 1:	46 CANDIA ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 10,053 Sq. Ft. of land mainly classified as One Family with a Contemporary Building built about 2008, having primarily Clapboard Exterior and 6372 Square Feet, with 1 Unit, 4 Baths, 1 3/4 Bath, 1 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10053.000	1,359,500	5,400	505,100	1,870,000
Total Card	0.231	1,359,500	5,400	505,100	1,870,000
Total Parcel	0.231	1,359,500	5,400	505,100	1,870,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 293.49 | /Parcel: 293.4

Legal Description

User Acct 58001

GIS Ref

GIS Ref

Insp Date 04/08/14

Entered Lot Size

Total Land:

Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 090.0-0004-0023.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	1,359,500	5400	10,053.	505,100	1,870,000	1,870,000	Year End Roll	12/18/2019
2019	101	FV	1,082,200	5500	10,053.	512,300	1,600,000	1,600,000	Year End Roll	1/3/2019
2018	101	FV	1,082,200	5500	10,053.	382,400	1,470,100	1,470,100	Year End Roll	12/20/2017
2017	101	FV	1,082,200	5500	10,053.	346,400	1,434,100	1,434,100	Year End Roll	1/3/2017
2016	101	FV	1,082,200	5500	10,053.	331,900	1,419,600	1,419,600	Year End	1/4/2016
2015	101	FV	964,200	5500	10,053.	281,400	1,251,100	1,251,100	Year End Roll	12/11/2014
2014	101	FV	964,200	5500	10,053.	267,000	1,236,700	1,236,700	Year End Roll	12/16/2013
2013	101	FV	964,200	5500	10,053.	254,000	1,223,700	1,223,700		12/13/2012

!7336!

PRINT

Date	Time
12/10/20	21:59:05

LAST REV

Date	Time
05/11/20	09:53:14

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7336

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SCHIPKE ALFRED,	74507-178		4/21/2020	Convenience	99	No	No		
MAHONEY ELIZABE	57691-302		10/21/2011		1,250,000	No	No		
SULLIVAN JOSEPH	49673-571		6/27/2007	Portion-Asst	100,000	No	No		
	9775-44		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	58001
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/9/2013	1040	Temp Ten	800	C				
9/18/2008	1163	New Buil	291,000	C		G10	GR FY10	NEW SF HOME

ACTIVITY INFORMATION

Date	Result	By	Name
4/8/2014	Meas/Inspect	PC	PHIL C
1/8/2014	Info Fm Prmt	EMK	Ellen K
6/27/2012	External Ins	BR	B Rossignol
6/6/2011	MLS	BR	B Rossignol
6/16/2009	Info Fm Prmt	BR	B Rossignol
1/27/2000	Vacant Lot	264	PATRIOT
8/1/1997		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10053		Sq. Ft.	Site		0	70.	0.72	5									505,116				G12		505,100	

Total AC/HA: 0.23079 | Total SF/SM: 10053 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 505,116 | Spl Credit | Total: 505,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	9 - Contemporary		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	B+ - Good (+)		
Year Blt:	2008	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	E - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	6 - Ceramic Tile	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	4	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	3	Rating:	Very Good

OTHER FEATURES

Kits:	2	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	1.0	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	1	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	0.88343704
Const Adj.:	1.10206807
Adj $ / SQ:	121.701
Other Features:	226432
Grade Factor:	1.46
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1373250
Depreciation:	13732
Depreciated Total:	1359517

COMMENTS

OF=2XTRA BTH SINKS/RAINFOREST SHOWER.
nc=nds remeasure.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	0	BRs:	0	Baths:	4	HB	1

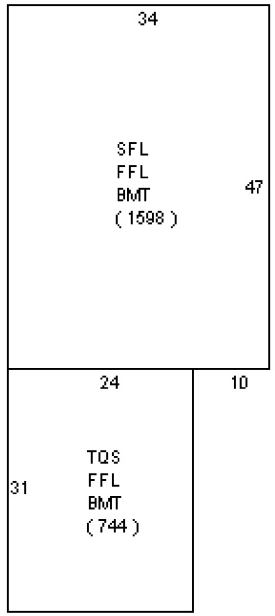
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
	12	5	
Totals			
0			

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	177.68
Special Features:	0	Val/Su Net:	198.76
Final Total:	1359500	Val/Su SzAd	302.25

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	2,342	71.200	166,739
FFL	First Floor	2,342	121.700	285,024
SFL	Second Floor	1,598	121.700	194,478
TQS	3/4 Story	558	121.700	67,909
			Total:	714,150

Net Sketched Area:	6,840		
Size Ad	4498	Gross Are	7026
FinArea	6372		

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	80	V	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 090.0-0004-0023.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	12X24	V	VG	2009	5.33	T	4	101			1,500			1,500
22	Wood Deck	D	Y	1	12X24	V	VG	2009	14.21	T	4	101			3,900			3,900

More:	N	Total Yard Items:	5,400	Total Special Featues:		Total:	5,400